



# City of Homer

[www.cityofhomer-ak.gov](http://www.cityofhomer-ak.gov)

## Planning

491 East Pioneer Avenue  
Homer, Alaska 99603

[Planning@ci.homer.ak.us](mailto:Planning@ci.homer.ak.us)

(p) 907-235-3106

(f) 907-235-3118

## Memorandum 15-145

TO: Mayor Wythe and Homer City Council  
FROM: Parks and Recreation Advisory Commission  
DATE: August 24, 2015  
SUBJECT: CIP Recommendations

---

At the August 20<sup>th</sup> Commission Meeting, the Commission made the following recommendations:

### New Projects:

1. Phase 1, scoping/reconnaissance for a new community recreation facility. This is the Commission's highest priority. See description with the other proposed new projects.
2. The Commission recommends the Boat House proposal on the Spit for inclusion on the CIP. See description with the other proposed new projects.

### Other priority projects:

1. Karen Hornaday Park Phase 2
2. Bayview Park Improvements





## Proposed New Projects Table of Contents

---

### City Projects

1. Boat House Pavilion and Plaza on the Homer Spit....2
2. Multi-Use Community Center.....3

### Projects Submitted by Other Organizations

3. Homer Senior Citizens, Inc. Alzheimer's Unit.....4

PROPOSED NEW PROJECT - DRAFT



## Boat House Pavilion and Plaza on the Homer Spit

**Project Description & Benefit:** The Homer Spit is one of our community's greatest treasures. It serves as an economic hub for maritime and retail activities, provides unsurpassed recreational opportunities, contains important habitat for fish and wildlife, and serves as a gateway to countless visitors. Recent improvements to the Spit, including the expanded trail, new docks, public art, and new restrooms, have added tangibly to the quality of life and of the visitor experience in Homer. Now, the impending removal of the old Harbormaster's Office provides an important opportunity to build off the excitement and momentum of those improvements by redeveloping the old Harbormasters Office site and the surrounding land.

The old Harbormaster's office lies near the tops of Harbor Ramps 1-3, an area of the Spit that teems with pedestrians, vehicles, retail shops, restaurants, commercial fishing activities, charter boat and tour operations, and constant visitors to the public restrooms. This project will redevelop this area to increase pedestrian safety, calm traffic, improve dilapidated restrooms and other facilities (e.g. waste and recycling), and add a new resource to the Spit: a public pavilion—called the "Boat House." The Boat House, a maritime pavilion, would be a community gathering space, destination for visitors, and attractive reference point on the Spit. It would be a resource for boat owners, harbor users, charter boat operations, cruise ship passengers, Spit trail users, and anyone else on the Spit. The Boat House would provide a needed public space to get out of the weather, be a staging area for people and gear, offer a scenic view of the Harbor, and be a striking monument to Homer's rich maritime traditions and ways of life.

This project meets important goals laid out in the 2011 Spit Comprehensive Plan, which addresses the need for a gathering space, "attractive shelter," and "central plaza." In addition, this project addresses the long term goal of over slope development around the Harbor. An attractive pavilion and plaza would help catalyze development of additional retail facilities on the Spit, particularly through over slope development around the busiest area of the Harbor. And by keeping people longer on the Spit, it would boost economic activity. Ongoing costs would be kept at a minimum through careful design, low maintenance landscaping, etc. This project will be carried out in phases:

Phase I: Boat House Pavilion Phase II: Pedestrian Plaza, Landscaping, and Remodel of Existing Restrooms Phase II: Over slope Development

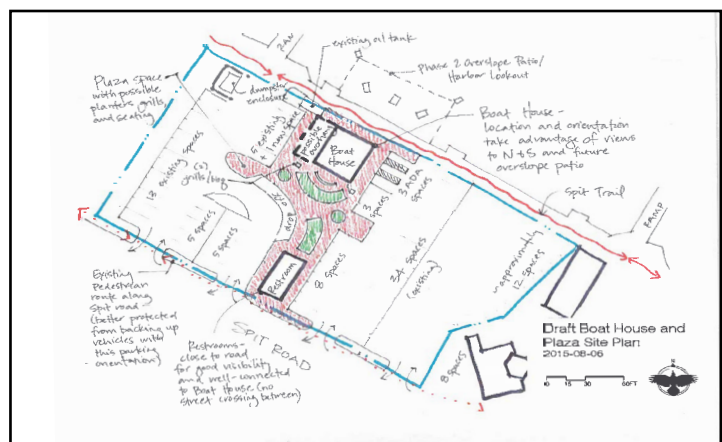
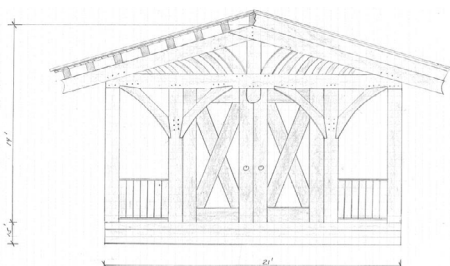
**Plans & Progress:** The Boat House Committee (BHC), a volunteer group comprised of a maritime business owner, former co-coordinators of the Homer Playground Project, and others, has come together to spearhead design, fundraising, and construction efforts for the Boat House. They have formed the Boat House Crew—preliminary supporters of the idea (see attached flyer for Crew list). The BCH is in conversation with the Homer Foundation to serve as fiscal agent to Phase I of this project, should the City of Homer give the go-ahead.

The BHC recruited Corvus Design to prepare a preliminary Draft Site Plan of the area (see attached). In addition to meeting with City Manager Katie Koester and Assistant City Manager Patrick Lawrence, the BHC has presented the idea to Bryan Hawkins, Homer Harbormaster; Carey Meyer, Director of Public Works; and the Port and Harbor Advisory Commission. The group has encountered general support for the idea.

Phase I Project Cost: \$210,000

Priority Level:

Schedule: 2016





## Multi- Use Community Center

**Project Description & Benefit:** This project would be the first step in designing and constructing a Multi-Use Community Center to provide adequate space for many different functions. There are continuous demands and requests for indoor space for educational and recreational programs activities, a large gathering space for hosting conferences, weddings, community meetings, and private rentals. The City of Homer's 2015 Parks, Art Recreation and Culture (PARC) Needs Assessment has identified this project and need for indoor space as a significant future investment for the community. The identified needs include a general-purpose gymnasium and a multi-purpose space for safe walking/running, dance, martial arts, performing arts, community events and dedicated space for youth.

The needs assessment included a statistically valid survey question asking the community's interest for constructing and funding an \$18 million facility. The response showed that 30% of respondents agreed with the statement that this facility is a priority in the next 5 years, and an additional 27% responded its a priority in the next 5-10 years. This facility would draw additional year round programs and events to Homer, contribute to the local economy by attracting additional visitors and businesses, and would be an incentive for families to relocate to Homer. The success of this project requires sound capital and ongoing operations funding.

**Plans & Progress:** The first step is to complete a reconnaissance or a preliminary research of the size and type of facility, estimated total cost, and ongoing funding mechanisms.

Total Project Cost: \$500,000

Priority Level: 2

Schedule: 2017



City of Unalaska Community Center is the hub of community activities. Located in the center of town, the Community Center is widely used by residents of and visitors to the island. The Community Center has everything from a cardio and weight room to music and art areas.

PROPOSED NEW PROJECT - DRAFT



## Homer Senior Citizens Inc. Alzheimer's Unit

**Project Description & Benefit:** Seniors are the fastest growing population for the State of Alaska. Homer is projected as the second city in the state which will see the most significant growth in this demographic. Homer Senior Citizens operates a 40 bed assisted living facility. We have sent four seniors from our community due to Alzheimer's disease in the past four years. Losing one senior a year is unacceptable as it tears away the fabric of our community. All of the seniors have families remaining in the Homer community.

In order to maintain the health of a senior, a full continuum of care is required. Maintaining physical, mental and social capacity supports the dignity of our most vulnerable adults. HSC Alzheimer's Unit has been a strategic priority for the Board of Directors to keep our seniors home in the community. Work on the Certificate of Need is in progress.

The Alzheimer's Unit will include fifteen beds and 24/7 nursing care. Additionally we will include a memory care unit to maintain the existing cognitive capacity. Specific features for therapy pool and activities room which will be open to all seniors 55 and older. The activities room will be stage 2 of the project and will incorporate low-impact exercise equipment to maintain senior's physical capacity. This also opens up the possibility to contract with South Peninsula Hospital for use of the therapy pool for other age groups benefiting the entire population of Homer.

We will be holding many fundraising events to secure the match for foundation grants. We have identified three foundations which funds for this type of project are acceptable. One of the priorities for scoring of the grants is Capital Improvement Plan designation.

Operating funds will be secured from "fees for service;" room and board; billing for Physical Therapy in both the therapy pool and the exercise program in the activities room (once stage 2 has been completed); and, fees for contracted space for equipment and pool.

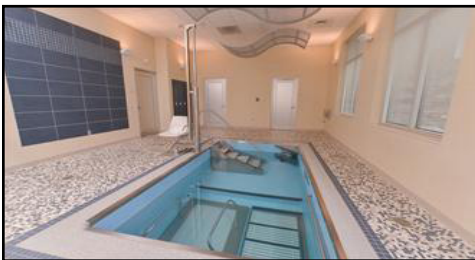
**Plans & Progress:** HSC has met with Hydro Worx to incorporate the Therapy Pool with the Alzheimer's Unit. Projected 5 year profit will be approximately 1,508,600. This does not include contractual arrangements with third party vendors.

We are in the initial stages of fundraising for the Unit. Fundraising activities include hosting "Backing out of Time" Alzheimer's documentary at the Homer Theatre and will be hosting a Wine/Beer Tasting event at the Beluga Lake Lodge in August, 2015. Staff is completing the State of Alaska Certificate of need at this time

Total Project Cost: \$3,000,000

Priority Level:

Schedule: 2016



HydroWorx Pool Room .

